LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A28443LP22 Price: 110 000 EUR

agency fees to be paid by the seller

Mains drains, beautiful 4/5 bedroom stone longere on edge of village, close to Goureac.

EXCLUSIVE







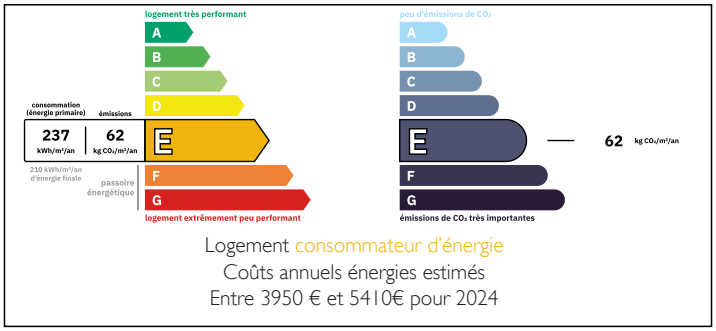








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3950 € et 5410€ pour 2024

INFORMATION

Town:	Plélauff
Department:	Côtes-d'Armor
Bed:	4
Bath:	3
Floor:	122 m2
Plot Size:	5880 m2

IN BRIEF

*UNDER OFFER*800m from the canal, this fantastic property has an enormous amount of potential, formerly a house and gite, now a large family home with secure enclosed private gardens 4.2km from Goureac, 11km from Rostenen and 13km from the lac de Guérledan. 1h30 to the ferry port

HOUSE Entry glazed hardwood door to:
GROUND FLOOR
KITCHEN / DINING~5.3m X 4.8m (25.4m²)
A fitted kitchen with slot in cooker, sink, dishwasher, oil fired boiler , dining area , tiled floors, exposed beams, double glazed window with shutters to front. Stairs to the first floor.
SHOWER ROOM 1 ~
Tiled floor, shower and sink. plumbing for washing machine.
SNUG~ 3.2m x 4.9m (15.6m²) radiator, window to the rear of the property.
LOUNGE / DINING ROOM~ 6.2m x 4.7m

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A28443LP22 Price: 110 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**680 EUR**
Taxe habitation:	**650 EUR**

NOTES

DESCRIPTION

BEDROOM 1~ 4.15m x 3.3m (13.6m²)
Tiled floor, radiator and Double glazed window overlooking the rear of the property.
BATHROOM 1~1.73m x 3.33m (5.7m²) Jacuzzi Bath, shower, washbasin, WC, tiled floors, double glazed window to rear.
Stairs from the lounge to first floor leading to
LANDING AREA ~
BATHROOM 2~1.73m x 3.33m (5.7m²) Bath with shower over , washbasin, WC, wooden floors, double glazed window to rear.
BEDROOM2~ 1.92m x 4.7m (9 m²)
Wooden floor , exposed beams, radiator and Double glazed velux window overlooking the front and rear of the property.
BEDROOM 3~ 2.12m x 4.8m (10m²)
Wooden floor , exposed beams, radiator and Double glazed velux window overlooking the front and rear of the property.
stairs from the kitchen to first floor leading to
BEDROOM 4~ 2.3m x 4.6m (10.1 m²)
Carpet floor covering, exposed beams, electric radiator and Double glazed velux window overlooking the front of the property.
WC~1.73m x 3.33m (5.7m²) toilet and washbasin, tiled floor, double glazed velux window to rear.
SMALL ROOM CURRENTLY USED AS A BEDROOM 5~ 3.1m x 4.55m under the eaves (7m² over 1.80, 14m² under the eaves) Carpet floor covering, exposed beams, electric radiator and Double glazed velux window overlooking the front of the property.
OUTSIDE SPACE 5880m²
Enclosed large private garden, with mature fruit trees.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr